

**CITY OF BROKEN ARROW
PLANNING COMMISSION MEETING
MINUTES
April 22, 2004**

The Planning Commission Agenda for this meeting was posted on April 16, 2004, at 4:00 p.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, April 22, 2004, at 5:01 p.m.

2. Present: Robert Goranson, Chairman
Mike Lester, Commission Member
Johnnie Parks, Commission Member
Ricky Jones, Commission Member

Absent: Renate Caldwell, Vice Chairperson

Staff Present: Farhad Daroga, City Planner
Brent Murphy, Ass't City Planner
Joyce Snider, Administrative Ass't
April Parnell, Ass't City Attorney
Jeff Westfall, Engineering Dept
Vaunda Pendergraft, CDC

3. The Commission considered the minutes of the regular Planning Commission meeting held April 8, 2004. **Motion** by Mike Lester to approve the minutes as presented. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

Motion by Mike Lester to approve the Consent Agenda, excluding Item Nos. 4B and 4D, as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved.

4A. PT04-105, DN03-199, The Villages of Wood Creek, Phase II preliminary plat, PUD 117, 34.59 acres, 101 lots, one-quarter mile south of Houston Street, one-quarter mile east of Garnett Road, Hall, Rosenbaum & Associates, LLC (Engineer). The applicant was present. This item was approved as recommended by Staff.

4B. PT03-121, DN03-173, Water Tower Park conditional final plat, PUD 131B, 13.4 acres, 2 lots, west of the southwest corner of New Orleans and Elm Place, Tanner Consulting (Engineer). The applicant was not present. This item was removed from the Consent Agenda.

- 4C. ST04-107, DN04-118, site and landscape plan, 2.2 acres, (BAZ 1633, IS pending) northeast corner of West Vancouver Street and Beech Avenue, Dobbs Park, Tom Christopoulos (Applicant/Owner). The applicant was not present. This item was approved as recommended by Staff.
- 4D. ST04-111, DN03-173, Water Tower Park, site plan, PUD 131B, west of the southwest corner of Elm Place and New Orleans Street, Tanner Consulting, (Applicant). The applicant was not present. This item was removed from the Consent Agenda.
- 4E. ST04-112, DN04-134, Werthen Industrial Addition, site plan, I-1, ATJ Industrial Park, 415 East Houston Street, Jon Werthen (WERCO) (Applicant, Owner). The applicant was not present. This item was approved as recommended by Staff.
- 4F. ST04-113, DN04-135, Berkshire Medical Park – Henrad, site plan, Lot 2, Block 1, Berkshire Medical Park, Derek Rader (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4G. ST04-114, DN04-136, Bricktown Commercial Center, site plan, PUD 116, C-5, 6.6 acres, 2600 Kenosha Street, Hall, Rosenbaum & Associates (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4H. ST04-115, DN04-137, Hammock office/warehouse, site plan, 1.7 acres, I-1, Lot 2, Block 3, Dobbs Park, 2219 Vancouver Street, Cook & Associates Engineering (Applicant). The applicant was present. This item was approved as recommended by Staff.

5. **ITEMS REMOVED FROM CONSENT AGENDA**

Ricky Jones left the room due to a potential conflict of interest.

- 4B. The Commission considered PT03-121, DN03-173, Water Tower Park conditional final plat, PUD 131B, 13.4 acres, 2 lots, west of the southwest corner of New Orleans and Elm Place, Tanner Consulting (Engineer).
AND
- 4D. ST04-111, DN03-173, Water Tower Park, site plan, PUD 131B, west of the southwest corner of Elm Place and New Orleans Street, Tanner Consulting, (Applicant). These items were removed from the Consent Agenda.

Farhad Daroga presented the background, saying that approval is recommended with the deletion of Item Nos. 13, 21 and 22, in the plat checklist, which relate to utility easements within and on the perimeter of the subdivision. He said the applicant is in agreement with providing additional language and easements. He said Item No. 31 will be added to say “provide a ten-foot utility easement along the south boundary of Lot 1, Block 1 and Reserve “C” and in addition provide a ten-foot utility easement along the portion and the east boundary of Lot 2, Block 1, adjacent to Luby’s. He said the utility companies, our staff and their engineers have worked this out. He said at issue was that the applicant had redesigned their site plan such that some perimeter easements could not access the appropriate locations; the utility companies had problems with the placement of some of the utilities under pavement or under buildings, and, if the utilities were brought away from buildings, there may be conflict with water line easements. Discussion followed.

4B. and 4D. continued

Brent Murphy said the applicant said he could not attend this meeting and had said if there were any questions and the Commission wished to continue this item, they had no objection. He said they were in agreement with the Staff recommendations as stated this evening. He said Engineering Department Staff forwarded comments to the applicant this week and read Item No. 31 into the record: "Please include the stormwater detention accommodations note on the final plat. The wording of this note will be included in the comment letter to your engineering plans," and No. 32: "Please include a backflow preventer table on the final plat."

Motion by Mike Lester to approve PT03-121 and ST04-111 as modified by Staff at this meeting. The motion was seconded by Bob Goranson.

Yes: Parks, Lester, Goranson

No: None

Motion Approved.

Ricky Jones returned to the meeting.

6. The Commission considered BAZ 1635, 39.6 acres, R-2 to R-2S, north of Florence Street, one-quarter to one-half mile east of Aspen Avenue, Joe Donelson (Engineer/Applicant). Farhad Daroga presented the background, saying this project is the second phase of the Park on Florence subdivision and is surrounded by R-2 zoned property. The applicant was present and said he had nothing to add. There were no protestants.

Motion by Ricky Jones to recommend approval of BAZ 1635 as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved.

Bob Goranson said this item will be considered by the City Council in their meeting of May 17, 2004, at 7:00 p.m.

7. The Commission considered BAZ 1636, 2.64 acres, C-2 to C-5, south side of Oakland Place, 400 feet east of Elm Place, Bill Wilson, (Applicant). Farhad Daroga presented the background, saying the Comprehensive Plan designates this as Level 6 which supports C-5 zoning. He said a skating rink is planned for this property which requires C-5 zoning. The applicant was present and said he had nothing to add.

Johnnie Parks said C-5 would allow a variety of commercial uses and asked if a commitment has been made to a skating rink. Farhad Daroga said only verbal commitment has been made. He said the right-of-way for Oakland Street to be built to the east has been dedicated but that portion of the street has not been built. C-5 uses will cause more traffic and there is no turnaround. This in turn will cause more backing and turning. He said a temporary turnaround should be required (until Oakland Street is made a through street) if this facility is approved. The need for that requirement was discussed at length.

7. continued

Motion by Johnnie Parks to recommend approval of BAZ 1636, as recommended by Staff, waiving platting, providing a temporary turnaround is constructed at the east end of Oakland street by the applicant as approved by the City Engineering Department. The motion was seconded by Mike Lester.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved.

Bob Goranson said this item will be considered by the City Council in their meeting of May 17, 2004, at 7:00 p.m.

8. The Commission considered BAZ 1638, DN03-180, 40.0 acres, R-2 and C-2 to R-3 and C-2, northeast corner of Florence (111th) Street and Mingo Road, Planning Design Group (Applicant). Farhad Daroga presented the background saying the applicant is requesting reconfiguration of the commercial site. The applicant was not present. Ricky Jones pointed out that the City of Bixby just rezoned the northwest corner, a ten-acre node, (adjacent to this area) from Agricultural to Commercial. There were no protestants.

Motion by Mike Lester to recommend approval of BAZ 1638 as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved.

Bob Goranson said this item will be considered by the City Council in their meeting of May 17, 2004, at 7:00 p.m.

9. Consideration and approval of Broken Arrow Multi-Hazard Mitigation Plan. Farhad Daroga said Vaunda Pendergraft will make the presentation in regard to this Plan.

Vaunda Pendergraft outlined the process by which the Broken Arrow Multi-Hazard Mitigation Plan was formulated for presentation to the Planning Commission and recommended that it be approved.

Bob Goranson asked how often the Plan would be updated. Vaunda Pendergraft said it is a five-year plan and the same committee will be activated at each increment. She said there will be an open house on May 1st at the Community Center and the Plan will be on view at that time. Farhad Daroga said copies can be provided to anyone who wishes to have one.

Motion by Mike Lester to approve the Broken Arrow Multi-Hazard Mitigation Plan. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved.

11. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF - (NO ACTION)**

Robert Goranson asked how the R-2S and R-3S will be integrated into the Comprehensive Plan. Farhad Daroga said it will be added the next time the Plan is updated.

11. continued

Ricky Jones asked if there had been any response yet to the Request for Proposal for the Zoning Ordinance. Farhad Daroga outlined the responses to date and Brent Murphy commented.

12. **Motion** by Ricky Jones at 5: 36 p.m. to adjourn. The motion was seconded by Bob Goranson.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved.